

PLANNING BOARD MEETING

March 4, 2020

6:00 PM

Council Chambers

300 West Crowell Street

Monroe, NC

AGENDA

- Item 1. Call to Order**
- Item 2. Approval of Minutes**
- Item 3. Zoning Map Amendment request for a Conditional District "Secrest Landing" for the property located along Secrest Shortcut Road**
- Item 4. Zoning Map Amendment request for a Conditional District " EC Customs" for property located at 1749 Williams Road**
- Item 5. Next Meeting**
- Item 6. Adjournment**

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 or Lisa Stiwinter at 704.282.4569 to confirm your attendance. Thank you.

cc: Planning Staff
Ashley Duncan
Mujeeb Shah-Khan

PLANNING BOARD MEETING

February 12, 2020 @ 6:00 PM

City Hall – Council Chambers

300 W. Crowell Street, Monroe, NC

To Sheri Laney on February 13, 2020

Scheduled for adoption at the March 2020 meeting

Item 1. Call to Order/Roll Call

Chairman Russ Asti called the February 12, 2020 meeting to order at 6:00 p.m. Maryann Brown called the roll. Chairman noted that a quorum was present.

Members Present: Russ Asti, Mary Ann Rasberry, Vickie Greene, Richard Yercheck, Renee Hartis and Richard Ali

Members Absent: Edith Covington, John Harris and John Ashcraft

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; Maryann Brown, Administrative Assistant

Guests: Michael Hill, Kevin Secrest, Morgan Rushnell (MI Homes), Don Knapp, Lanny Secrest, E. Cambria, Bob Hartley, Robin Bowman, Dan Dombchewskyj, Tona Vitale, Michael Sandy, David Dunderdale, Franci Dunderdale, Sara Shirley, Brad Walser (MI Homes), D.A. Davis, Carol Messer, Beth Fielder, Jim and Sue Rogers, Alan Chicoli, Loretta Melancon, Willie Morris (MI Homes), Eddie Moore (McAdams), Robin Belk and Lorraine Belk, Jo Singer, Stephen Secrest, and others

Item 2. Approval of Minutes of Meeting

Motion: Richard Yercheck made a motion to adopt the minutes of the December 4, 2019 meeting and the January 15, 2020 meeting.

Second: Richard Ali

Action: The motion to adopt the minutes passed unanimously.

Item 3. Zoning Text Amendment to Unified Development Ordinance (UDO) Section 156.14 Definitions of Basic Terms and Section 156.110 Table of Uses

Doug Britt, Senior Planner, introduced this item and said this is a Zoning Text Amendment request by Economic Development. He said they are requesting to add a definition for vocational schools to the Ordinance as well as amending the Table of Permissible Uses to allow vocational schools be located in the GB and GI zoning districts.

Doug said staff does recommend this request. He said he would be glad to answer any questions.

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution approving Land Development Compliance.
Second: Mary Ann Rasberry
Action: The motion to recommend adoption passed unanimously.

Motion: Richard Yercheck made a motion to recommend adoption of the Ordinance amending Section 156.14 *Definitions* and Section 156.110 *Table of Uses*.
Second: Mary Ann Rasberry
Action: The motion to recommend adoption passed unanimously.

Item 4. **Annexation of 27.14 acres located off of Secrest Shortcut Road (Parcel ID #s 09-256-003 and 09-256-003A)**

Item 5. **Zoning Map Amendment request for Conditional District “Stewarts Crossing” (Parcel ID #s 09-256-001-A, 09-256-001-E, 09-256-256-003 and 09-256-003-A. The request is to rezone the property from City of Monroe R-40 and Union County RA-40 to Conditional District (CD) “Stewart’s Crossing”.**

Doug Britt, Senior Planner, introduced this item and said there are two (2) items to hear, the Annexation and Zoning for this property. He said he will be making one (1) presentation.

Doug said this is an annexation request, zoning map and zoning text amendment filed by Palmetto, LLC, for the property located along Secrest Shortcut Road. He said it comes as four (4) parcels. He said two (2) of the parcels are currently within the City Limits and two (2) are outside the City Limits. He showed the parcels on a map. He said the applicant is requesting to develop a 173-lot age targeted, maintenance-free single-family residential subdivision. He said the total area of the project is 89.84 acres. He said the area being annexed for the two (2) parcels is 27.14. He said, therefore, that the 89.84 acres encompasses the 27.14 acres.

Doug presented a zoning map of the area. He said the portion in the City Limits is zoned R-40. He said the portion within Union County is zoned RA-40. He said Rolling Hills is adjacent and zoned R-20. He said the backside of Fox Hunt is also adjacent and zoned Conditional District. He said the properties across Secrest Short Cut Road within the County are zoned RA-40 as well. He said the property located directly across the street which is located in the City Limits is a Conditional District approved last year by City Council.

Doug said the applicant is requesting a Conditional District in order to develop a 173-lot subdivision with approximately 51 acres of open space. He said the single-family detached homes will have lot sizes ranging from approximately 6,000 square feet to 16,000 square feet. He said the overall density of the project is 1.9 units per acre. He said this subdivision will be age-targeted. He said age-targeted is a marketing ploy. He said it means they are going to target the homes and the project to the older population. He said it does not mean that someone younger, age 25, cannot live there. He said it is marketed to the older population but there is nothing restricting it from being exclusive for the older population.

Doug said the setbacks for the homes will be a 20-foot front setback, a 10-foot side setback and a 25-foot rear setback. All the homes will have sodded front yards, as well as street trees and trees per lot. He said they will be providing a 30-foot buffer along the northern property line to buffer all adjacent properties. He

said a large portion of the area in the south is in the flood plain, so they cannot develop in that area. He said they will provide a 50-foot buffer on the Secrest Short Cut Road frontage and provide a buffer for the lots that back up to Secrest Short Cut Road.

Doug said the project is required to provide at least 12.5% open space which would be approximately 11 acres. He said the applicant is providing 57% or 51 acres. He said the open space consists of 24.67 acres in the flood plain, another 3.8 acres that will be in stormwater management (for stormwater control, if approved), and an additional acre will be located near the cemetery. He said they will be cutting out an acre of the cemetery and the cemetery will be maintained by the HOA.

Doug said as far as parking, each home will be provided with a 2-car garage and a paved driveway that will accommodate at least two (2) vehicles.

Doug said this project does fall within the Porter Ridge Elementary, Piedmont Middle and Piedmont High School district.

Doug said the developer will be installing sidewalks on both sides of all internal streets. He said they will also install an 8-foot sidewalk along Secrest Shortcut.

Doug said this property is located in the flood plain and the developer will be required and adhere to the 50-foot buffers, which is met with this layout.

Doug said the proposed project is located off of Secrest Shortcut Road which is maintained by NCDOT. He said the developer is proposing two (2) access points. He said one (1) will be directly across from Fowler Road and one (1) that will be directly across from Wallace Road. He said both of these access points will be served by left turn lanes that will be installed by the developer. He said because the project across the street has not begun construction because they are still going through design review, there will be some coordination. He said there will be a three (3) lane cross-section through that area.

Doug said the exterior building materials for the project will be brick, fiber cement, stone and stucco. He said the developer is not proposing any vinyl for the project with the exception of the eaves and soffits.

Doug said the minimum heated square footage as proposed will be 1,250 square feet and the developer has stated that there will be no more than 25 homes that will have this minimum square footage. He said everything else will be above the minimum.

Doug said the homes constructed on slab foundations will have a minimum of four (4) courses of brick on the foundation veneer. He said the developer is not proposing to have a mix of materials on the front. He said they are proposing for possibly a mix, but they do not want to limit themselves in having a mix of materials on the front. He said potentially it could be all hardi-plank along the front. He said obviously they can use different materials if they so choose, or they can have different forms of hardi-plank such as the horizontal siding or shake.

Doug said as far as the Land Development Plan the project does fall within both the Suburban and Rural land use classification. He said the Rural identifies the density from being from 1 – 2 units per acre and the Suburban 2 – 4 units per acre. He said this developer is right in the middle which is consistent with that.

Doug provided some of the elevations which were placed in the Board packets as well.

Doug said since this is an Annexation, staff has routed the plans to the various departments. He said the Annexation will not have an adverse impact on City services. He said there is water and sewer availability. He said the Police and Fire have reviewed the plan and said they can adequately serve the subdivision.

Doug said the developer did hold a neighborhood meeting on Monday, December 2, 2019 to discuss the project with the neighbors. He said they had some feedback on housing cost, size, etc.

Doug said again, the project is consistent with the Land Development Plan. He said staff recommends approval. He said the only condition that staff would like to add the recommendation that they provide mix-materials on the front façade of the homes.

Doug said he would be glad to answer any questions and the applicant is here to answer any questions as well.

Chairman asked if there were any questions of Doug.

Richard Ali asked Doug to repeat himself on the last sentence. Doug said staff would like to recommend that the developer use mix-materials on the front façade of the homes and if this item is approved and passed to Council, that this condition be added if the Board so chooses.

Chairman said to Doug that under the elevations in the staff report, it states that the foundation will provide a minimum of four (2) courses of brick. Doug said that is a typo, it should be four (4).

Chairman asked Doug how much of the open area is within the flood plain. Doug said there are 51 acres of open space and of that there is 24.67 acres in the flood plain. He said roughly half. Chairman said to Doug that although he stated that the density of the project is 1.9 units per acres, that is based on the entire 89 acres. Doug said yes, and that is how we calculate the density for any project. Chairman said to put this into perspective, when you are looking at the usable acres, which would be the 89 acres less the common area, we are talking about 38.76 acres and that puts it at 4.46 houses per acre. Doug said correct. Chairman said that is the visual effect that we will be seeing. Doug said in addition to the open space.

Chairman asked if there were any further questions from the Board. There were none.

Chairman asked if there was anybody here that would like to speak in favor of this proposal.

Ms. Sarah Shirley with American Engineering came forward and said she is representing the developer, Mr. D.A. Davis. She said the builder, Mr. Bob Bennett, is here as well. She said they are excited to bring this project before everyone tonight. She said they have been working with both the property owners and have taken in community feedback throughout the process to put the plan together than you see before you tonight. She said Doug did such a good job so she will try to make this as short and sweet as possible so that she is not boring you with duplicates.

Ms. Shirley said as Doug mentioned, basically the first thing we started with was defining our boundaries. She said it was really important to us to mimic the adjacent property to provide privacy. She said to maintain the sense of privacy that the existing residents already experience on adjacent neighborhoods. She said to the north, especially for Hilton Meadows, it was important for us to build a vegetated buffer. She said this helps establish some of the similar setbacks that are evidenced currently within Hilton Meadows echoed on our property. She said Simpson Farms, across the street from us on Secrest Shortcut, proposed a 50-foot vegetated buffer and we wanted to mimic that so that you would have a similarity of experience when you drive along Secrest Shortcut Road. She said we also built in a buffer along Secrest Shortcut

Road. She said we added in an 8-foot sidewalk and as part of that she will talk about some of the traffic improvements as well.

Ms. Shirley said we are happy to report that we can commit to a low density. She said generally residential density is anywhere from 1-4 units per acre. She said we are keeping it low. She said we are keeping it under 2 units. She said we are pretty happy about that. She said even if you take out all the flood plains from the open space, we are still proving 21 acres of open space which is about 24% of the total property. She said this is still twice as much which is required.

Ms. Shirley said when we talk about age-targeted, she said she knows that it means a lot of different things to a lot of different people. She said for our builders specifically, what we mean by that is we offer products that have master down. She said for a lot of 1-story, 1.5-story products we gear our amenities to more passive uses. She said we are really trying to market to people who want to live in a smaller house and have a maintenance-free life-style. She said it would not behoove a large family, for instance, to get a 1-story home. She said it is just not big enough. She said they would grow out of it very fast. She said when we say age-targeted that's what we mean. She said we gear our amenities, houses and marketing package towards that.

Ms. Shirley said regarding our elevations, the reason why we didn't commit to a minimum of 25% of brick and stone on the front is because we want to offer more of a neo-traditional package. She said this depends a lot on using siding in various ways, i.e., the shake siding, the board and batten siding vs. horizontal siding. She said gone are the days where you just have large elevations of just boring, horizontal siding. She said now you can have a mix of siding and colors that really makes it an interesting neighborhood.

Ms. Shirley said again, there will be no vinyl siding and maintenance-free living. She said all spaces around the house would be taken care of by the HOA and property management group.

Ms. Shirley said one of the things that came up at the neighborhood meeting was price point. She said right now it is \$250,000 to \$450,000 is the range that we are working with, subject to change based on market availability. She said the minimum square footage that we asking for is based on allowing as many people as we can into the market. She said it is important to us to be able to allow people who don't want a large home to take care of to be able to buy a home. She said the quality doesn't change based on the size, it's just less to have to take care of. She said our average is about 2,200 square feet.

Ms. Shirley said amenities include walking trails, dog park, and a nice open space created by our existing cemetery that has a deeded boundary to it. She said we are respecting that boundary. She said we have been in touch with the State Departments to make sure that we understand the regulations surrounding cemeteries. She said we are protecting that and bringing our road off of that so that we have a big open space around it.

Ms. Shirley said the neighborhood meeting went really well. She said we got the usual comments that we generally get: traffic concerns along the road, asking questions about price point, asking questions about square footages of homes. She said after we talked about the project, we generally had good feedback from everybody. She said a couple of people came up afterwards and thanked us for the design and we were honored. She said that is a great sign for us; we are very happy with that.

Ms. Shirley said we did want to address the traffic concerns. She said along Secrest Shortcut Road we know that there is a traffic concern. She said as part of that previously rezoned Simpson Farms, the traffic impact analysis dictated that Secrest Shortcut Road change from a two-lane road, which it is currently now,

to a three-lane cross-section across the entire frontage of the proposed Simpson Farms all the way down to Stewart's Creek and up to their northern entrance. She said what we would do is build on that to the north. She said this was done in conjunction with NCDOT and the City of Monroe Engineering Department as well. She said as part of the three-lanes we would be committing to providing left turn lanes into both of our entrances as well.

Ms. Shirley said she wanted to read a letter from one of the property owners. She said Ms. Robin Belk, who is with us tonight, was gracious enough to write a letter in favor of the project. She read the letter:

"Our farm has been in our family for nearly 100 years. We have always been good stewards of our land and have made it available for the community on Secrest Shortcut Road. Easements for water, sewer, natural gas and electricity all run through our property for the neighbors and developments that exist beyond us. Farmers have planted crops on it for many years. Now the time has come for us to pass this on. She said as good stewards we have investigated numerous possible outlets that would serve, not only our neighborhood, but our City as well. We have talked to several developers about their vision for our family farm and we are confident that the plans for Stewart's Crossing will honor both our family, neighborhood and City. Developments such as Stewart's Crossing are greatly needed to provide for families who want to live and play in Union County. These families will help us support the industries, services, local shops, schools and churches that continue to grow within our boundaries. If we limit that resource because of our current lack of housing, we will potentially limit our goals and progress as the County Seat. We understand there may be opposition and uncertainty. It is only natural to be skeptical of change but there are also rewards associated with change. As a family, it has been a tough decision to sell our farm but my moving forward with Stewart's Crossing, we believe that the benefits far outweigh any uncertainty that might surround this development. Monroe needs neighborhoods of this quality so that our workforce will grow, our downtown will thrive, and our children and grandchildren will have the opportunity to make Monroe their home. Thank you."

Ms. Shirley asked if there were any questions.

Chairman asked Ms. Shirley how many people were at the community meeting. Ms. Shirley said about ten (10) people. Chairman asked how many, at that meeting, expressed interest in favor of the proposal. Ms. Shirley said about 2 – 3 people come up to us afterwards and genuinely say thank you. Chairman asked if there were any at that meeting that made any negative comments. Ms. Shirley said there was one (1) gentleman who lived in the adjacent neighborhood to the north. She said he was concerned about the buffers against his property. She said when we explained that we were providing a 30-foot buffer, he did not offer any follow-up comments or suggestions.

Chairman asked Ms. Shirley and Mr. Davis if they were the same developers involved in the 601/White Store Road area. Ms. Shirley said no. Mr. Davis said [could not hear].

Mary Ann Rasberry asked Ms. Shirley to put the elevations back on the screen. Ms. Rasberry said when she looks at those she sees the 1,250 square foot homes. She asked if there were pictures of the 2,200 square foot homes and above. Ms. Shirley said these are actually showing the average sizes or 2,200 square foot homes.

Chairman said looking at the map here, he asked Ms. Shirley to give us a high and low of the width of the lots at the front. Ms. Shirley said all of the building pads will be the same widths. She said we have 50-foot lots with ten (10) foot side yards, so they will have a 30-foot wide pad. She said how they change for

square footage is that they will extend the pad further back (extend the building footprint farther back). Chairman said the lots are 50-feet wide. Ms. Shirley said correct.

Mary Ann Rasberry said if 2,200 square feet is the average, what is the largest one or \$450,000 home. Ms. Shirley said 2,600 square feet. Richard Yercheck asked if it would be the same elevation.

Mr. Bob Bennett with Essex Homes came forward and said the 2,600 square foot homes will have a mixture of stone, brick and hardi-plank. Richard Ali asked what the smaller homes would have. Mr. Bennett said the same thing, stone, brick and hardi-plank. He said it is a neo-traditional type, a futuristic material look that they have on a lot of homes, instead of being all brick or all stone.

Ms. Shirley said the general commitment guideline is 25%. She said some of the homes don't have exactly 25%. She said they just wanted the flexibility to provide less than 25% stone and brick.

Chairman asked if there were any further questions. There were none.

Chairman asked if there was anyone else who would like to speak in favor of this proposal.

Mr. D.A. Davis came forward and said he has lived in Union County all his life. He said he was blessed enough to meet Miss Felding and the Belks. He said we tried to design a project that would fit in with the property surrounding us. He said across the street there is Simpson Farms, which would be basically single-family. He said they tried to get away from the single-family homes and develop a community that we called a targeted-age community. He said it is basically designed for the elderly and retired couples. He said we tried to make the properties 100% maintenance free. He said the shrubs, exterior grass, sidewalks, streets will all be maintained by the HOA. He said we put a minimum on the homes at the request of the City to limit the number of 1,250 – 1,400 square foot units. He said most of the people are buying smaller units, they just don't want the upkeep of a bigger house.

Mr. Davis said he is really proud of what they have developed. He said he feels that it is going to be a plus for the City of Monroe. He said he had never been to a neighborhood meeting before where most of the people came up to thank us for putting this community out there. He said they said they knew what could have been put there. He said he wanted to thank the support he received from the staff, from American Engineering, from the Belks and Feldings. He said he appreciates the Board consideration. He said if there are any questions he would do his best to answer them.

Richard Ali asked Mr. Davis about the neighborhood meeting. He asked if the meeting you are talking about is the same neighborhood meeting that there were ten (10) neighbors in attendance. Mr. Davis said he doesn't know exactly how many people were there but there was a good number. He said after we answered the questions and explained what we were doing and why we were doing it, we basically had almost 100% support. Mr. Ali said he thought 2 – 3 people came up and supported the project. Mr. Davis said he believes there were more than that. He said there were three (3) people that stayed after the meeting and talked to him. He said as the people left the meeting, they thanked me, they thanked the Feldings and Belks, and everyone for what we were doing. He said it made him feel good.

Chairman asked if there was anybody else who would like to speak in favor of this proposal. There was no one.

Chairman asked if there was anybody who would like to speak in opposition of this proposal.

Mr. Ken Messer came forward and said he lives off of Olive Branch. He said he is new to the area and has only been here six (6) years. He was concerned with the density and the number of homes per acre. He asked why there couldn't be two (2) houses per acre?

Chairman asked if there was anyone else who would like to speak in opposition. There was no one.

Chairman said we are first going to be dealing with the Annexation, after which we will deal with the Conditional District.

Doug Britt said first you will make a recommendation to the Council on the Annexation and then you will move into the recommendation for Land Development Plan Compliance.

Motion: Renee Hartis made a motion to recommend approval of the Annexation of 27.14 acres located off of Secrest Shortcut Road (Parcel ID #s 09-256-003 and 09-256-003A)
Second: Richard Yercheck
Action: The motion to recommend approval of the Annexation failed with opposition from Russ Asti, Mary Ann Rasberry, Vickie Green, Richard Ali and Richard Yercheck.

Chairman asked for a motion on this proposal to either recommend or deny the Resolution of Land Development Plan Compliance.

Motion: Richard Ali made a motion to recommend denial of the adoption of the Resolution Approving the Land Development Plan Compliance.
Second: Vickie Greene

Richard Yercheck asked if this should be denied or just tabled. Discussion was held. Ashley Britt said to go back to the Annexation, since the motion to recommend approval failed, and you want to recommend denial of the Annexation, you should do that in a motion. Richard Yercheck said we did that. [Note, since they did not formally vote to recommend denial, they only recommended denial by consensus.]

She said before you start on the zoning piece, if you wanted to table it, you should table the entire zoning.

Richard Ali agreed to withdraw his motion to recommend denial of the Resolution Approving Land Development Compliance.

Motion: Richard Yercheck made a motion to table everything until such time that the applicant can retool and come back to present again.
Second: Richard Ali

Chairman said so far we do not have any annexation and there is a motion to table this matter.

Renee Hartis asked why they need to present this request again. Richard Yercheck said they don't have to. He said this will go to City Council. Ashley Britt said not if you table this. She said what this Board can do is move to recommend approval, move to recommend denial, or move it forward without a recommendation. She said if this is tabled it has to come back to the Planning Board. She said unless there

is something specific you are looking for...Chairman said if this is tabled they will have the opportunity to make whatever adjustments that they want to. He asked if they can amend their plan. Doug Britt said yes.

Richard Yercheck said if this is tabled, they have an opportunity to change density, to change the design, to change anything and come back before us. Ashley Britt said the applicant is saying that if it is between tabling or recommending denial they would rather just move on to Council even if it is with a denial recommendation, since it is unclear what specific changes the Board is looking for. She said it is still up to this Board.

Chairman said Richard would have to withdraw his motion to table if we are to deny the request.

Richard Yercheck agreed to withdraw his motion to table this request.

Motion: Richard Ali made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.
Second: Vickie Greene
Action: The motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance passed with opposition from Renee Hartis.

Chairman asked for a motion to recommend denial of the Zoning Map Amendment.

Motion: Richard Ali made a motion to recommend denial of the Zoning Map Amendment
Second: Mary Ann Rasberry
Action: The motion to recommend **denial** of the Zoning Map Amendment passed with opposition from Renee Hartis.

Item 6. Zoning Map Amendment request for Conditional District “Mendenhall Oaks”
(Parcel ID #09-295004 (portion, 09-295-004J (portion) and 09-295-004F from R-40
(residential –Low Density) to Conditional District (CD) “Mendenhall Oaks”

Keri Mendler, Planner, introduced this item. She said tonight she will be presenting a Zoning Map and Text Amendment request. She said the applicant is requesting the rezoning in order to develop 104 single-family lots. She said the total area of the project is 34.92 acres with 8.38 acres left as common open space. She said the density of this project is 2.98 units per acre. She said the site is located at the corner of Fowler Secrest Road and Secrest Shortcut Road.

Keri said the subject property is currently zoned R-40. She said the adjoining zoning districts are R-40, R-20-SU (Hamilton Place Subdivision), and to the north is the RA-40 which is in Union County. She said the applicant is requesting the Conditional District in order to develop 104 single-family lots. Again, she said the total area of the project is 34.92 acres and the density is 2.98 units per acre. She said the lot sizes range from 6,500 square feet to 12,877 square feet. She said the average lot size is 7,800 square feet. She said the project is required to provide at least 12.5% open space which equals 4.36 acres. She said the applicant has provided 8.38 acres which is 23.9% of open space. She said the open space will also include seeding and landscaping.

Keri said each home will be provided with at least two (2) yard trees. She said street trees will also be provided at a rate of one (1) tree per lot. She said they will also be doing landscaping along the developed portion of Fowler Secrest Road and the main entrance off of Secrest Shortcut Road.

Keri said each home will have a 2-car attached garage. She said all front-load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said driveways will also be able to accommodate at least four (4) vehicles.

Keri said a five (5) foot wide sidewalk will be provided along both sides of the interior roads throughout the development. She said eight (8) foot wide sidewalks will be provided along the developed portion of Fowler Secrest Road and the main entrance off of Secrest Shortcut Road.

Keri said the development will have a total of three (3) entrances. She said two (2) entrances on Fowler Secrest Road which will be full motion entrances. She said there will be one (1) entrance off of Secrest Shortcut Road. She said there will be a left turn lane into the development and a right decel lane as well installed on Secrest Shortcut Road. She said they are also proposing to connect to the Hamilton Place Subdivision at an existing stub-out. She said NCDOT and the City of Monroe Engineering Department did not require a traffic impact analysis for this project based on the number of lots.

Keri said the developer is proposing homes to be a minimum of 1,400 heated square feet. She said fiber cement, brick, brick veneer and stone or synthetic stone will be the primary exterior building materials. She said vinyl is not a proposed building material for this development. She said the applicant has not committed to mix-materials on the front façade.

Keri said the development falls within Porter Ridge Elementary, Piedmont Middle and Piedmont High School attendance areas for the 2019/2020 school year.

Keri said the applicant did hold a neighborhood meeting on September 30, 2019. She said a rezoning notification sign will be post ten (10) days prior to the public hearing. She said an official rezoning notification letter will also be send to the adjacent property owners located within 150 feet, also ten (10) days prior to the hearing.

Keri said the Land Development Plan indicates this area as Suburban. She said residential uses typically take the form of neighborhoods within uniform housing types and densities. She said, however, a mix of housing types and lot sizes is preferred in this location. She said multi-modal connectivity between neighborhoods and to nearby centers should also be emphasized. She said strategic connections, off-street multi-use trail networks are preferred and open space should be preserved in both active and passive forms within neighborhoods. She said the density for Suburban residential is two (2) units per acre. She said the proposed project is consistent with the future Land Use Plan and staff does recommend approval of the rezoning with a condition that mix-materials be added to the front façade.

Keri said she would be happy to answer any questions. She said the applicant is here as well and a representative has a short presentation.

Chairman asked if there were any questions of Keri. There were none.

Chairman asked if anybody would like to speak in favor of this proposal.

Mr. Eddie Moore with McAdams came forward. He said they are assisting Willie Morris and Morgan Rushnell of MI Homes with this rezoning request. He said as Keri mentioned, the site is recommended for Suburban land uses as part of the adopted Land Use Plan that was recommended for approval by the Planning Board and approved by City Council. He said this development will offer a mix of housing types and lot sizes and that is recommended within the adopted Land Use Plan. He said, in addition, we will be connecting to the adjacent neighborhood along Chippendale Road, and we are meeting that intent of the Suburban portion of the Land Use Plan. He said there will be an active open space and also passive open space which meets the intent of the Suburban land use.

Mr. Moore said this is for a residential rezoning. He said the density is between 2 – 4 units per acre. He said we are right at the middle at 2.9 units per acre. He said the prevailing dwelling height or building height is between 1 – 2 stories. He said we will be offering 1 and 2 story home within this development. He said in looking at the site plan, some of the highlights will be:

- 104 lots
- Approximately $\frac{1}{4}$ of the site dedicated to open space and that does account for the stormwater facilities shown on the plan.
- A traffic impact study was not required. The trips did not warrant a traffic impact analysis but NCDOT and the City Engineering Department did request a right and left turn lane along Secrest Shortcut Road, and that will be at Clover Hill Road. We do have two (2) other roads that will be connected to Fowler Secrest Road and also Chippendale that will extend to the development Hamilton Place.

Mr. Moore said there are 33 voluntary conditions that are part of this rezoning and on the site plan. He said these are conditions for the exterior and design the homes in the actual development itself. He said in looking at some of the elevations there will be no vinyl as a primary exterior material. He said it could be a mixture of hardi-plank, brick, stone veneer. He said the foundation will also have four (4) courses of brick.

Mr. Moore showed different elevations that have a mixture of roof pitches and types, covered entrances, windows and articulation of the dwellings so that it is not just a flat front. He said there will be variation between all the different models.

Mr. Moore said in summary, we are requesting approval of the rezoning. He said we feel that we are meeting or exceeding the adopted Land Use Plan. He said we are meeting the Uniform Development Plan (UDO) and all requirements. He said there are 12 voluntary prescriptive conditions as part of the dwellings and the layout of the development. He said also, staff is recommending approval of this development.

Mr. Moore said he would welcome any questions and the builder, MI Homes, is here. He said the property owner is also here if there are any questions for them.

Chairman asked if there were any questions.

Richard Ali asked Mr. Moore for the square footage range of the houses. Mr. Moore said we do have the requirement minimum heated square feet of 1,400. Mr. Ali asked for the price points on the houses. Mr. Willie Morris of MI Homes came forward and said 1,400 or 1,500 on the low end up to just under 3,000 square feet on the high end. He said \$275,00 to \$350,00 for the price that we are targeting right now. Mr. Ali asked Mr. Morris where else does MI build in the area. Mr. Morris said several areas in Union County. He said we are actively building Poplin Grove in Monroe. Mr. Ali said outside of Monroe. Mr. Morris

said Gaston County, York County, Lancaster County, Mecklenburg County and Cabarrus County. Mr. Ali said within Union County but not Monroe. Mr. Morris said Weddington and Indian Trail.

Richard Ali asked Mr. Morris if he was building these houses in Indian Trail or Weddington, would these elevations be used. Mr. Morris said we would certainly use these in Indian Trail. He said Weddington would require all brick. Mr. Ali asked what the prices would be. Mr. Morris said Indian Trail would be similar, same price. He said Weddington would probably be a higher price point.

Chairman said that somebody mentioned that this would be next to Hamilton Place. Mr. Morris said yes. Chairman asked how do the proposed houses and lot sizes compare to those in Hamilton Place. Mr. Morris said we feel our houses are superior. He said they would be similar square footage. He said the lot sizes are a little bit larger at 60 feet wide but vinyl is the primary building material at Hamilton Place and in this development there will be no vinyl. He said the lot width in this development is 52 feet.

Richard Yercheck said moving forward, Keri said that the applicant had not agreed to mix materials on the front. Mr. Morris said he would have to talk to his team, but it is probably something they can do.

Richard Ali said he hasn't been on this Board long but he was on before, but he felt the same way he did in the past as he does now. He said Monroe right now has a demographics issue. He said the City needs to do its best to increase the level and improve the demographics in the City. He said he feels that this will not be accomplished if we keep building large developments with high density properties. He said the elevations are not the most desirable, the materials aren't necessarily the best materials that could be used, and we are not really doing anything to raise the quality of housing as far as he is concerned. He said if the City is going to improve and bring in more businesses we are going to have to change and raise the level of incomes that come into Monroe. He said that will not happen if we keep building developments like this.

Richard Ali said the other factor is that you are building developments with densities of almost 3 units per acre and the last one was a little bit higher, even though it was age-targeted, you are looking at schools that are already at 100% level of attendance. He said that is not going to do anything to improve the quality of the school systems here and no matter who he talks to, that is always one of the complaints about Monroe. He said he cannot vouch for this, whether it is true or not, but it is a perception and continuing to put kids in schools that are already at 100% or over 100% in some cases, is not going to do anything to improve. He said these are just some of his opinions. He said he thinks what we need are smaller developments or same size developments but larger lots and different housing.

Renee Hartis asked Richard Ali if he said he didn't like the materials.

Chairman said we can go on with discussion after we have gone through everything. He asked if there were any further questions. There were none.

Chairman asked if there was anyone else who would like to speak in favor of this proposal.

Mr. Lanny Secrest came forward and said he is one of the owners of the property. He said he grew up on this property and lived there most of his life. He explained why he decided to sell this property. He said this is the best choice. He said his goal is not to create a disturbance here. He said he wants to sell his property and enjoy whatever time he has left.

Mr. Jeffrey Austin came forward and said he is the broker that is representing the Secrest family. He explained that there is a shortage of inventory in Monroe and we need to accommodate housing for the

people wanting to reside here. He said with the bypass we are making Monroe more accessible and with all the infrastructure that has been provided, it has made people look at Monroe as a more desirable place to live. He said as far as the demographics are concerned, he said he feels that comparing Monroe to Weddington is apples to oranges. He said there is a total demographic up that for sure. He said he does not feel that Monroe can jump from where they were to all the way to that level overnight. He said it is a gradual process and he thinks that the \$250,000, \$350,000 and \$450,000 price range is a good middle ground for where we can attract more families here that will in turn get the tax base up to improve the schools to make this area more desirable like Weddington or Cuthbertson. He said he thinks it is a process and this will be a good start.

Chairman asked if there was anyone else who would like to speak in favor of this proposal. There was no one.

Chairman asked if there was anyone else who would like to speak in opposition to this proposal.

- Mr. Dave Dunderdale came forward and said he is one of the residents in Phase 5 of Hamilton Place which is adjacent to this property. He is most concerned about the exit of the development onto Chippendale. He said right now they are at full capacity in Phase 5 and there is an average of 4-5 cars at every house. He said people park at both sides of the street which is un conducive to emergency vehicles arriving or departing, as well as other trucks coming into the area. He said there are no speed signs. He said as a resident there for 13 years, he knows enough to slow down. He said he is afraid that opening up that exit or entrance off of Chippendale is going to be a big detriment and an overcrowding of our streets and excess of traffic coming into our development, as well as an exit out onto Fowler Secrest, which would be a shortcut going out onto Secrest Shortcut. He said the development is fine, but to add a potential 208 (104 homes x 2 cars) cars to come through our development at any time of the day is excessive and should not be allowed.
- Mr. Stephen Secrest came forward and said his property is directly across the street from the entrance off of Fowler Secrest Road. He said he has several concerns about this development, one of which is the traffic. He said it is almost impossible to get out onto Fowler Secrest from Secrest Shortcut. He said traffic backs up there forever. He said you cannot get out of James Hamilton Road and it very difficult at Bob Mayberry's.

Mr. Secrest said he is also concerned about density. He said they said 2.6 homes per acre at the meeting for neighbors. He said they take the total acreage and divide it by the number of homes to get that. He said they said the average lot size was 7,000 square feet. He said doing his math that is 6 houses per acre. He said by the way there were about 35 homeowners in opposition to the development at the meeting with MI Homes.

Mr. Secrest said right now this is farmland and there are two (2) places that the land drains to a culvert under Fowler Secrest. He said both of those drains run into his pond. He said it is flooding now because of the rain we had last week. He said he is concerned if paved streets are added, as well as sidewalks, driveways and this many houses on a small amount of property, he does not see their holding ponds can hold the stormwater.

Mr. Secrest said he knows that development is inevitable but he would like to see lower density. He said the other developments on this street are Savannah Way, which is 1-acre lots and Karrington, which also has larger lots. He said he does not see how this development fits into the area.

- Ms. Jo Singer came forward and said she lives directly across from the proposed Mendenhall subdivision. She said these are her relatives and she is certainly in sympathy with their reasons for wishing to sell. She said people should be allowed to do as they please with their property. She said, and yet, she wishes that a better subdivision would be considered if this has to happen like Savannah Way or Karrington Place with larger lots and fewer homes.

Ms. Singer said her number one personal number one opposition to it is the destruction of the natural habitat. She said there is old growth forest on this property. She said as she drives up Fowler Secrest, when she can get onto Secrest Shortcut, all she sees is everything bulldozed down. She said there is not a tree left standing. She said it breaks her heart to think that all those beautiful old trees that have been in her family's land for nearly 200 years are going to be bulldozed to the ground, burned or discarded.

Ms. Singer said she recently read that there is a thing that every person can do to mitigate the effects of global warming which is plant trees. She said she is assuming that means leaving the big old 100-year-old trees that already in place.

- Mr. Ken Messer came forward and said we all know Secrest Shortcut is a disaster as it is. He said he knows that City Engineering did look at the traffic there. He said, however, he does not know if this Board can do this, but there should be a traffic study on some of these proposals before you approve anything. He said get someone else who knows traffic studying to look at that road and these developments presented as well as the ramifications of that.

Mr. Messer asked if the school board has any input or were they asked to come to these meetings. He said they should be considered in these proposals.

Chairman said just for clarification, the City Engineering Department and NCDOT did not require a traffic impact analysis on this project.

- Ms. Sue Rogers came forward and said she lives in Hamilton Place. She said she is concerned about traffic. She said right now the new development, Mendenhall, wants to put two (2) roads coming out on Fowler Secrest. She said we have our road that comes out on Fowler Secrest. She said there is a big curve there where Fowler Secrest goes from Secrest Shortcut and back to Hwy 74. She said it is hard any way you try to get out of our neighborhood. She said to get to Hwy 74 we can't get out at Rocky River, we can't get out onto Secrest Shortcut, and she does not think that all of this additional traffic is going to help. She said she has been there 14 years and the traffic has tripled at least on Fowler Secrest. She said the roads are not well-maintained. She said with all the trucking and things that go up and down on Secrest Shortcut, there are no berms on the roads and we have big gutters on each side of the road, she really thinks there is a traffic problem no matter what the government says.
- Ms. Jeanne Marie Scarlett came forward and said she lives in the Hamilton Place subdivision on Apricot Lane. She said she wanted to address Mr. Austin and development and whether or not Monroe can get to a certain price point like Weddington. She said she personally takes offense to Mr. Austin's comment. She said why not? She said Karrington is here and there are some wonderful communities here. She said she does not think that is a compelling case to put lower price point homes in a condensed area. She said we cannot [could not hear] the emotion of the Secrest Family and the statements by the real estate broker to hide the fact that it is really a profit

game for them. She said more units sold is more money in their pockets. She said they will sell the homes, walk away from it, and they are not worried about what they are going to do to the schools. She said all the things that we are talking about are bringing people and making Monroe so attractive and we are overcrowding the schools, we are going to take away all the trees and all the scenery. She said so everything that makes it beautiful and inviting and why people want to come and live here will be destroyed. She said one of the reasons that Monroe is so attractive is because in other areas, where they have destroyed those areas, they are putting a halt on development. She said they are going out further to where development hasn't occurred yet. She said while she can appreciate what they are doing, it is a money game. She said she can appreciate the personal hardship of the family. She said she is very well aware that development is coming, there is no escaping that. She said, however, that it should be scaled appropriately to what our utilities, what our traffic, and what our roads can tolerate. She said it should be well-scaled to the surrounding homes and not to the detriment or the safety risk of the people that drive those roads every day. She said greed cannot be the paramount factor. She said we want growth; we want families here. She said we want the right families here. She said we want people who want to grow and help our economy and not just leave us.

Ms. Scarlett said this plan is not right for our area. She said she does not think others like it. She said they are forcing development of this size to compensate for the fact they are losing money and contracts in other areas where they can't develop any more.

Chairman asked Ms. Scarlett how the size of the homes as proposed compare to the size of the homes at Hamilton Place. She said it is not so much the size of the home, it is the density. She said at Hamilton Place the lots are a little bit larger, set back from the curb, the roads are nice and wide and it has a very nice familial feel when you come into the community. She said if you drive through it they are spaced properly. She said it is not a cram and dump type situation where you are getting as many bodies and as many units as they can get away with and meet the required setbacks. She said the only reason to connect it to the Hamilton Place subdivision on Chippendale is because they are aware there is no other place for the traffic to flow onto. She said the only way to relieve that is through the Hamilton Place subdivision.

Richard Yercheck asked Ms. Scarlett if the Chippendale cut-through does not happen, are you okay with the project. Ms. Scarlett said no, it is too large, too much traffic and not properly scaled. She said you are putting too many people in our school system. She said there are other communities that have started development on Secrest Shortcut Road.

Keri Mendler said staff did look at the section of Hamilton Place that this subdivision is connecting to. She said the average lot size is 15,246 square. She said the average house size is 2,684 square feet. She said the smallest house size is 1,840 square feet. She said this is based off of tax records.

Keri said Mendenhall is proposing two (2) entrances on Fowler Secrest, one (1) off of Secrest Shortcut and one (1) off of Chippendale. Chairman said this will not prevent people who live on Chippendale to go through the new subdivision.

Chairman asked if there was anyone else who would like to speak in opposition.

Eddie Moore of McAdams came forward to speak of the issues and concerns. He said he understands this, but the continuation of development in this region is needed. He said there are 100 people moving to this region a day. He said there is a substantial shortage in housing. He said every rezoning that he works on

there are people who come out that would like to see a park or million dollar homes. He said the market will bear what the market can bear. He said that is the reality. He said this is where there is such a shortage of homes and there is even a greater shortage for homes that are at a price point less than this. He said we have an issue within this entire region. He said it is just not Monroe, it is all over. He said they understand there are traffic issues along Secrest Shortcut. He said we are proposing the right turn lane and the left turn lane to keep the traffic moving continuously and not have stops whenever someone is trying to turn left into the development. He said extending to Chippendale is part of the adopted Land Use Plan recommendation. He said for connectivity, used to get the people off the main streets, you build a network internal of these developments. He said for someone to say that everybody that lives in this development or going down Secrest Shortcut Road is just going to cut through and come out of their entrance, he finds that very difficult to believe. He asked why would they do that when they can actually come into the development and hit Fowler Secrest through our development. He said the only way to build a network is through existing subdivisions and subdivisions that are being built. He said people don't want the connections. He said that is why the connections are there. He said if these connections do not exist and they are not connected, then connectivity will not occur and everybody is out on the streets or along the major corridors. He said in dealing with the design of the stormwater ponds, yes, we have to meet very strict standards. He said it will be completely away from Secrest Shortcut Road. He said most of the internal development will go to these ponds and filter out. He said there was another issue that the density is too high---larger lots, fewer homes, removal of trees. He said the replacement will be 2 -3 trees per home and there will be additional street trees. He said, in addition, we have tree saving areas that are part of this development.

Mr. Moore said we are meeting the Unified Development Ordinance (UDO) and we are over meeting the extent of the adopted Land Use Plan that the Planning Board recommended for approval and City Council adopted. He said for some, yes, development is a little concerning and scary. He said with what has been proposed here, we are mitigating a lot of these concerns.

Richard Ali said he just wanted to finish what he was saying before. He said a comment was made since then when he was talking about the densities, etc. He said the comment was made that this isn't Weddington. He said he knows that it is not Weddington. He asked when do we start making the change. He asked how long we should wait. He said if we keep building these high density projects we will never become that point. He said the time to start is now. He said we have easier access to Downtown Charlotte now, that is an attraction to get people out here. He said if we keep waiting it will get harder to recover.

Chairman asked if there was anyone else who would like to speak in favor or opposition. There was no one.

Chairman asked for a motion on this proposal to either recommend or deny the Resolution of Land Development Plan Compliance.

Motion: Vickie Greene made a motion to recommend **adoption** of the Resolution Denying Land Development Plan Compliance.

Second: Richard Ali

Chairman said he believes that everyone is in agreement that the density is different than Hamilton Place. He said from what he can gather, the size of the homes, the diversity of the homes, the square footage of the homes, aside from the lots, are probably compatible with Hamilton Place. He asked if this was the right place to put this development. He said with traffic being as it is, the Department of Transportation is not going to do anything with regard to Fowler Secrest Road or Secrest Shortcut Road until it becomes

unbearable. He said it is almost at that point. He said this development is trying to alleviate that situation by having four (4) different, three (3) effective, entrances and exits. He said not everybody is going to go through Hamilton Place and not everybody in Hamilton Place is going to be coming through the subdivision. He said this is just a part of what has to happen when there is development.

Richard Ali asked Keri or Doug if the school system weighed in on all these developments. Keri said staff sends all of the residential developments that come through for rezonings. She said we do send these to the school system for comment and their full comments are in the staff packet.

Richard Ali asked if the school system comments show that the capacities are at or over. Keri said Porter Ridge Elementary School is at 83% capacity. She said Piedmont Middle School is at 101% capacity so they are over. She said Piedmont High School is at 82% capacity. Mr. Ali asked Keri that with this many houses, for an average size family, what kind of impact will that have on those percentages. Keri said she could not answer that.

Loretta Melancom said she had some updates about the schools...Chairman said he was sorry, but we stopped the questions and comments at this time.

Richard Yercheck said he is fairly familiar with the schools having been the Chairman of the Board of Education for a few years. He said as much as he sits up here and he does his very best to take care of and protect our schools, as it relates to what this Board does in how the Board of Education and the County Commissioners, not the City, works is very different. He said we all want to take a look at that and we have to be very mindful of the fact that our schools are filling up. He said no County and no Government is going to build or take on the debt that is associated with building a school. He said to build a high school now would cost us somewhere in the \$80 million to \$100-million-dollar category. He said it comes down slightly from there to build a middle school and to build an elementary school. He said we still have to get the land and everything associated with that.

Richard Yercheck said, unfortunately, the way it works, similar to roads, is until they get to a point and the demographers and actuarial folks go in and say they see a trend continuing to rise vs. a trend that flattens out vs. a trend that is declining, they are not going to do anything until then. He said they are going to bring in what we dubbed "the learning cottages" or trailers. He said they will bring in more and more of those until it gets to a point that it is not sustainable. He said then the County will come together with the Board of Education and they will present a plan to all of us to say "are you willing to take on more debt in a bond referendum so that we can build or expand current schools." He said right now land is very expensive so you would be looking at expansion of Piedmont or expansion of Porter Ridge. He said there is land around there that they can do some of that. He said he is sure that the County is starting to look at what is happening on his side of our County and try to figure that out. He said what is happening now is that they will work the demographer. He said the last study, and you can go on the Board of Education's website to see, showed that the demographer the Board of Education hired showed a flat to downward trend over the next ten (10) years within our school system.

Richard Yercheck said that is where they are now. He said they will run the schools over capacity to a certain point before they are forced to make some sort of decision. He said at that point, all of us again will come to meetings like this trying to decide if we are going to take on \$100 million dollars in debt, etc. He said this Board and even City Council cannot effect or make a decision as it relates to that because they are not going to build a school in anticipation of people moving here. He said they are going to wait until everybody moves here and then they are going to change it. He said he knows people would like this to be different and we fussed about it at school board meeting for years and facility committee meetings when we would have those at Church Street. He said the way that it works is everybody moves here, we run it

all over capacity, same things with roads, then the County will do something with the Board of Education and NCDOT for the roads.

Richard Yercheck said as this Board goes, we can think about it and we can appreciate the issue but there is nothing we can do as it relates to a subdivision coming in to say that we don't like this one because it is going to make our schools fuller. He said that is not part of our responsibility, that's the County and Board of Education responsibility, especially as it relates to the City. He said we are trying to do the best that we can here while being mindful of the other stuff.

Mary Ann Rasberry said she would like to address Mr. Austin's comment about Monroe not being a Weddington. She said no, we are not a Weddington. She said, however, she believes that the tide is beginning to flow in our direction. She said if we are built out with starter homes and small homes, there won't be any place for them to build the half a million dollar homes. She said when the parents or those professionals from Charlotte can jump on the Bypass and get to work in no time at all, they will consider us. She said if they have to consider the type of houses that are coming before us now, she said she believes they will move on down to Marshville and jump on the Bypass there. She said she agrees with Russ, it is not a bad subdivision but again, the houses all look the same, as in every subdivision that comes to us. She said it worries her. She said to Mr. Austin that he said something about getting the tax dollars in. She said we all know that rooftops don't pay for infrastructure, that is industry that does that. She said she does not know what the price of a house has to sell for in order to sustain itself but she thinks it is over a half a million dollars. She said she does not know this for a fact. She said she has a hard time when she knows we need affordable housing, but she is not sure we need it all in Monroe.

Chairman asked if there was any further discussion from the Board. There was none. He said there is a motion to adopt the Resolution Denying Land Development Compliance.

Action: The motion to recommend **adoption** of the Resolution Denying Land Development Plan Compliance passed with no opposition with Richard Yercheck abstaining since he lives in Yorkshire on Secrest Shortcut and feels conflicted.

Chairman asked for a motion to recommend denial of the Zoning Map Amendment.

Motion: Richard Ali made a motion to recommend **denial** of the Zoning Map Amendment.

Second: Mary Ann Rasberry

Action: The motion to recommend **denial** of the Zoning Map Amendment passed with no opposition with Richard Yercheck abstaining since he lives in Yorkshire on Secrest Shortcut and feels conflicted.

Item 7. Zoning Map Amendment request to consider a zoning text and map amendment for the property located along Olive Branch Road further identified with parcel ID numbers 09-143-032 from GI (General Industrial) to Conditional District (CD) "Scotch Meadows"

Keri Mendler, Planner, introduced this item. She said tonight she will be presenting a Zoning Text and Map Amendment. She said the applicant is requesting the rezoning in order to develop 186 single-family lots. She said the total area of the project is 47.04 acres and 16.4 acres or 33.8% of that is left as common

open space. She said there is 3.66 acres of the overall open space located within the flood plain. She said the density of the project is 3.92 units per acre.

Keri said the property is at the intersection of Morgan Mill Road and Olive Branch Road and is actually located on Olive Branch Road. She said the subject property is currently zoned General Industrial (GI). She said adjoining zoning is General Industrial (GI), Residential Single-Family (R-10), a Conditional District "James River Equipment" and to the north is some Residential Single-Family (R-20).

Keri said the applicant is requesting the rezoning in order to develop 186 single-family lots. She said, again, the total project area is 47.04 acres and the density is 3.92 units per acre. She said the minimum lot size for the single-family lots is 4,700 square feet with an average lot size of 5,906 square feet. She said the project is required to provide at least 12.5% open space which would equal 5.93 acres. She said the total area of open space provided is 16.04 acres or 33.08%. She said 3.66 acres of that is located in a flood plan. She said open space will also include park benches, pedestrian trails and a picnic area. She said there is also a stream that runs along this part of the property. She said the applicant has provided a 50-foot buffer on both sides.

Keri said each home will be provided with at least two (2) yard trees and street trees will also be provided at a rate of one (1) tree per lot. She said landscaping will also be provided along the frontage of Olive Branch Road. She said they will also be providing landscaping along the back portion of the property. She said each home will have at least a 2-car garage. She said all front-load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said driveways will be paved with asphalt or concrete and they will be able to accommodate at least four (4) vehicles. She said a 5-foot wide sidewalk will be provided on both sides of interior roads. She said they will also have an 8-foot wide sidewalk along Olive Branch Road.

Keri said the development will be accessed by two (2) entrances on Olive Branch Road. She said the southern entrance closer to the intersection of Morgan Mill and Olive Branch Road is going to be a right-in, right-out only turn. She said you will be only able to come into the development turning right and you can only leave the development turning right. She said the packets stated that no turn lanes were going to be added and there was a correction to that. She said there will be a left turn lane at the northern entrance. She said you will be able to turn left out of the development and turn left into the development.

Keri said due to the number of proposed lots the NCDOT and the City of Monroe Engineering Department did not require a Traffic Impact Study for this project.

Keri said a builder has not been chosen at this time, but the applicant has submitted some potential proposed elevations. She said they are proposing the homes to be a minimum of 1,400 heated square feet. She said the primary materials shall be limited to a mix of fiber cement, stone, stucco, brick and/or high quality vinyl materials at least .044 inches thick. She said the vinyl must also have backing material, must be heat resistant with UV reflective additives, and must be wind resistant. She said they are also proposing brick veneer on the foundations.

Keri said the development does fall in the Unionville Elementary School, Piedmont Middle and Piedmont High School attendance areas for the 2019-2020 school year.

Keri said the applicant did hold a neighborhood meeting on December 30, 2019. She said a rezoning notification sign will be posted ten (10) days prior to the public hearing and a rezoning notification letter will be sent to adjacent property owners located within 150 feet ten (10) days prior to the public hearing.

Keri said the front portion of this property does fall within the Community Corridor character area while the majority of the property falls within the Suburban character area. She said in the Suburban character area, a mix of housing types and lot sizes is preferred. She said the density for Suburban residential is 2-4 units per acre.

Keri said the Community Corridor area generally covers most of US Hwy 74 and areas adjacent to intersecting major streets. She said this serves as a primary conduit to Downtown, epicenter of the City's commercial activity, and the spine of the community with critical connections to major employers and activity centers.

Keri said the proposed project is consistent with the Future Land Use Plan because the density for the Suburban character is 2 – 4 units per acres and this project is at 3.92 units per acre. She said additionally, while there is a portion of this property that is located within the Community Corridor, the majority of that area is located within a stream buffer so that it is unlikely that it would be developed as commercial in the future.

Keri said if Planning Board wishes to approve the rezoning, staff would recommend the following conditions:

1. Primary building materials be limited to stone, stucco, brick, and/or fiber cement and vinyl be used for trim work only;
2. A mix of materials be included on the front façade; and
3. No portion of a lot shall be located within the stream buffer.

Keri said she would be happy to answer any questions you may have and the applicants and a representative are here with a short presentation if you would like to hear that as well.

Chairman asked Keri for the side lot setback requirement for this. Keri said they are proposing a five (5) foot setback. She said the rear is ten (10) foot, ten (10) foot front and five (5) foot side.

Chairman said for the Board's purposes, when subtracting out the 16.04 acres of common area, there will be an effective acreage of 31.36 acres, giving a density of 5.9311 units per acre.

Chairman asked Keri if there are any natural problems in the flood plain. Keri said there is some flood plain on the property. She said 3.66 of the open space is located within the flood plain.

Richard Yercheck asked why some of the lots were pink. Keri said they are proposing a mixture of 41 foot lots and 51 foot lots.

Richard Yercheck asked if this is likely to change once a builder is selected. [could not hear answer].

Richard Ali asked about the elevations and the builder to be chosen. Keri said in a Conditional District, once they choose the builder and should the project be approved, once they go through Permitting, Doug and she will be looking at the elevations and they will have to be similar to what was submitted as part of their packet. She said they may not be exactly like the pictures, but should be very similar as far as the style and any materials shown. She said as far as Conditional Districts, if it is approved, they cannot vary from what is approved. She said the applicant cannot vary from that unless they go through an amendment process.

Chairman asked if there were any further questions for Keri. There were none.

Chairman asked if there was anybody who would like to speak in favor of the proposal.

Matthew Kirschner came forward and said he is with Eagle Engineering. He said he worked on the design side and layout of this development. He presented a brief PowerPoint overview on the proposed project.

Chairman asked if there was anyone else who would like to speak in favor of the proposal. There was no one.

Loretta Melancon asked if she could ask a question of Keri. She said she wanted to know what the average price of the homes in Creekridge were. Mr. Kirschner said he did not know. Chairman said Creekridge was developed by Junior Horton. Keri said she is not aware of the home prices.

Chairman asked if there was anyone who would like to speak in opposition of the proposal.

- Mr. Dan Dombchewskyj came forward and said he lives on Bentwood Lane, Lake Shore, off of Olive Branch Road. He said the biggest concern he has is traffic. He said he was concerned with the intersection of Olive Branch Road and Morgan Mill Road. He said the first entrance to the subdivision is very close to the intersection so there is going to be a safety issue there. He said Olive Branch Road is the major road for the landfill. He said during the week there are a lot of trucks on that road. He said on Saturdays there are a lot of pickup trucks and personal vehicles going to the landfill. He said that will also aggravate that traffic situation too.

Mr. Dombchewskyj said he understands the problem with the schools but the subdivision will be attracting young families with children.

Mr. Dombchewskyj said he was also concerned about putting in all these developments like Weddington, Ballantyne and Charlotte and we have another drought. He asked if we had enough water to handle another drought especially with all additional developments in the City and County.

- Ms. Tona Vitale came forward and said she lives in Lake Shores development. She said Dan said everything she needed to say. She said she has young children that drive and they do go to Union Academy. She said Olive Branch Road at 7:00 am is backed up with cars and is very congested. She was concerned with the left and right turns at the proposed development.

Ms. Vitale asked if this development is approved, how long would construction last. Applicant said based on City Council's approval it would take about 6 months to 9 months for permitting and final approvals and probably about 6 months to 9 months for construction. Ms. Vitale said with that said, overall construction would make it very difficult getting in and out of Olive Branch.

Ms. Vitale said to staff that she found out about this last week. She said she is not within 500 feet or 100 feet, she lives right over the bridge. She said this development is effecting everyone that lives on Olive Branch. She asked if there shouldn't be some type of information that people going into this area should have known. She said all the other communities nearby should have known about this property. Keri said this Planning Board makes a recommendation and staff

does not give notifications other than the neighborhood meetings that the applicant holds. She said for City Council where there is a public hearing we notify everyone within 150 feet with a letter from the City and then we do post the property with a yellow sign that says Zoning Decision Pending. She said there is also legal notices in the paper as well. She said it is also on the City's website.

Ms. Vitale said she agreed with people near the other proposed developments who were concerned with having houses back to back. She said we need to stick to the Forward Monroe plan.

- Ms. Loretta Melancon came forward and said what really needs to be addressed is that intersection. She said she has been talking to DOT for probably three (3) years now asking for a solution. She said the owner that owns the little triangle at the intersection has given her permission to put her litter busters sign there. She said that triangle is continually driven over because people get tired of waiting in line if they are going left especially. Chairman said if you are driving across his lot and putting pot holes in it, the owner is not supposed to fix up the property for you purposes. Ms. Melancon said she has been talking with Union County because these are their roads to maintain to put a roundabout there. Chairman said that is a good idea. Ms. Melancon said this should be addressed before anything is done here.
- Ms. Marie Taylor of Lakeside came forward and said if the City would go through and bring Stewart Street right across Morgan Mill Road up to Olive Branch and completely block this intersection. She said we are beginning to get a lot of overflow from the new Bypass.

Ms. Taylor said at her Civitan meeting she had an outstanding speaker from Monroe as their guest. She said he reminded them that Charlotte is moving closer and closer to Monroe. She said we are getting a lot of overflow from Charlotte. She said when you bring in low-income housing area you are bringing in drugs, crime, much more traffic, overcrowding our streets and schools. She said we are bringing in different cultures which brings in different ideas of how you live. She said they bring in problems with them. She said they bring them into good neighborhoods like the ones that we live in now---Lake Shores, Lakeside, Mallard Landing. She said we are an older group of people in those areas. She said we do not have many small children. She said we are very low maintenance for the City of Monroe. She said with the drug problem that they bring in it goes right into our school system. She said besides the school system, we've got sewer to look at, the water problems to look at and we don't need any more drug problems. She said the City of Monroe, Union County, does have a drug problem.

Ms. Taylor said she knows we need growth but right now she does not feel like we are ready for that subdivision to be in our neighborhood.

Mr. Kirschner came forward to make a rebuttal. He said one of the concerns mentioned was at the intersection of Morgan Mill Road and Olive Branch Road and drivers cutting that corner. He said with this subdivision going in, it has a concrete median going down Olive Branch that will prevent that cut-through. He said a driver will actually have to go on the intersection to get on Olive Branch. He said those safety concerns of them cutting through on that side will be corrected here. He said he will go back to NCDOT, as he promised to the community and staff, to see what else in that area that we can help out with. He said there is no way this subdivision can have a roundabout there, but if there is something else he can help prevent, he will go look at that.

Mary Ann Rasberry asked what a right-in, right-out looks like. Mr. Kirschner said it is a regular intersection but you just can't turn left. He said the concrete median will be added to prevent you from turning left. He said it is out in the middle of the road where a stripe would be.

Woman in audience said she just wanted to know if there had to be 186 houses. She asked if there can be less houses. Chairman said in theory, yes. She said this is pure greed.

Chairman asked for a motion on this proposal to either recommend or deny the Resolution of Land Development Plan Compliance.

Motion: Vickie Greene made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.

Second: Richard Ali

Action: The motion to recommend **adoption** of the Resolution Denying Land Development Plan Compliance passed with Renee Hartis in opposition.

Chairman asked for a motion on the Zoning Map Amendment.

Motion: Richard Yercheck made a motion to recommend denial of the Zoning Map Amendment.

Second: Mary Ann Rasberry

Action: The motion to recommend **denial** passed Renee Hartis in opposition.

Item 8. Other

There was no other business.

Item 9. Adjournment

Chairman said if there are no further questions, he would entertain a motion at this time to adjourn.

Motion: Vickie Greene made a motion to adjourn the meeting.

Second: Richard Yercheck

Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 9:01 pm.

Respectfully Submitted,

Russ Asti, Chairman
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: March 4, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Secrest Landing” (Parcel ID #'s:07-027-007 and 07-027-007A)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the properties located along Secrest Short Cut Road further identified with parcel ID numbers 07-027-007 and 07-027-007A from R-40 (Residential-Low Density) to Conditional District (CD) “Secrest Landing”

REVIEW

The applicant, MI Homes, is requesting a conditional district rezoning in order to develop 172 townhomes. The total area of the project is 30.48 acres, with 15.73 acres or 51.6% of that left as common open space. The density of this project is 5.64 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Carillon Assisted Living/Vacant	R-40 (Residential, City)
East	Single Family Residential	R-40 (Residential, City)
South	Single Family Residential	R-40 (Residential, City)
West	Single Family Residential	Low Density Residential (Indian Trail)

Proposal

The applicant, MI Homes, is requesting a conditional district rezoning in order to develop 172 townhomes with 15.73 acres or 51.6% of open space.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 5.64 units per acre. The minimum lot size for the townhomes is 2,050 sqft. The data below is simply to provide the board with information to compare the proposed density being to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-10	4 units per acre
R-20	2 units per acre

Landscaping

Street trees will be provided at a rate of three (3) per building and each building will also have two (2) trees outside of the right-of-way. Landscaping will also be provided along the frontage of Secrest Short Cut Road.

Open Space

The project is required to provide at least 50% open space which would equal 15.24 acres. The total area of open space is 15.73 acres or 51.6%. The open space includes a walking trail with benches around one of the stormwater ponds.

Elevations

The developer is proposing the townhomes will be a minimum of 1,300 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, brick, and/or vinyl. Vinyl will not be used on the front façade of any home. If vinyl is used on the sides and rear of the homes, it must be a high-quality vinyl that is at least .044 inches thick. It will also have backing material, must be heat resistant with UV reflective additives, and must be wind resistant. In all cases, vinyl will be allowed for trim work including soffits.

Parking

The townhomes will have a mix of one (1) and two (2) car garages; all interior units will have at least a one car garage while the end units will have a two car garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be able to accommodate at least two (2) vehicles.

Sidewalk

A five foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. Eight foot (8') wide sidewalk will be provided along Secrest Short Cut Road.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process.

Stream Buffer

All blue line streams on the site have been provided with a 50' buffer on both sides as required by the ordinances.

Schools

The following is the information provided by Don Ogram with the school system:

“This letter is in response to a request for comment concerning Secrest Landing, a proposed 172 unit townhome development along Secrest Short Cut near the intersection with Rocky River Rd. It will be in the following school attendance areas for the next (2020-2021) school year:

Poplin Elementary School	Currently at 89% rated capacity
Porter Ridge Middle School	Currently at 91% rated capacity
Porter Ridge High School	Currently at 92% rated capacity

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency.

By our accounting, this will bring the number of planned and not built housing units in the Poplin ES area to approximately 2306 units.

This includes:

- Bonterra (Poplin Rd): 679 additional units
- Southgate (Poplin Rd): 542 units
- Secrest Short Cut Subdivision (Secrest Short Cut): 197 units
- Poplin Meadows (Bonterra Village Dr): 173 units
- Poplin Road Project (Poplin Rd): 543 units

Also in the Porter Ridge attendance area (for a total of 5500 residential units) are:

- Poplin Grove (Unionville-Indian Trail Rd): 129 units
- Goose Creek Farm (Lawyers Rd): 8 units
- Stratford (Ridge Rd): 207 units
- Stallings Brook (Ridge Rd): 140 units
- Crooked Creek Estates (Sardis Church Rd): 12 additional units
- Southstone (Stephens Mill Rd): 174 units
- Courtyards on Lawyers Road (Lawyers Rd): 146 units (age-restricted)
- Webster Tract (Stephens Mill Rd): 60 units
- Idlewild Development (Idlewild Rd): 341 units
- Willows at Stallings (Stephens Mill Rd): 345 units
- Sterling Idlewild (Idlewild Rd): 150 units
- Oak Springs (Oak Springs Rd): 174 units

- Stallings Road Subdivision (Stallings Rd): 54 units
- Union Park Townes (Stallings Rd): 220 units
- Marshall Hooks Residential (Marshall Hooks Rd): 105 units
- Stallings Farms (Stallings Rd at Stevens Mill): 414 units
- Braeburn (Faith Church Rd): 365 units
- Terra Novus (Crismark Dr): 150 units

Per Board of Education policy, Porter Ridge HS is no longer accepting any further transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- In adequate planning/meeting space for additional staff.”

Transportation

The development will have two (2) full access entrances. Due to the number of proposed lots the North Carolina Department of Transportation did not require a Traffic Impact Analysis for this project. The City’s Engineering Department did not require a TIA for this project either; however, left turn lanes will be added at both entrances which have been shown on the zoning plan.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this project falls within the Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use. The FLUM designates two future interchanges of the Monroe Expressway as Regional Mixed Use Centers; however, the FLUM does not specify a dominant land use (or uses) for the center to respect market conditions and allow flexibility.

The proposed project is consistent with the Future Land Use Plan. The project is a reasonable use and in the public interest because it will add a mix of housing types in the Mixed-Use Centers.

PUBLIC NOTIFICATION

The applicant held a neighborhood meeting on September 11, 2019 at the Carillon Assisted Living Facility. Approximately six households attended this meeting and a summary prepared by the applicant's engineer is attached.

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District "Secrest Landing" with the condition that no vinyl be used, except for trim work.

Planning Board will need to take action on the following items:

- 1. Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

- 1. Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motions:

- 1. Motion to recommend denial of the zoning map amendment*

Attachments:

Ortho Map
Zoning Map
Site Plan
Building Elevations
Approval Resolution
Denial Resolution
Ordinance 156.106
Ordinance 156.98
Summary of Neighborhood Mtg.

Ortho Map

Legend

- Centerlines
- Parcels

Existing: R-40
(Residential- Low Density)

Proposed:
CD "Secret Landing"

Owner: Phyllis
Funderburk Trust

Acres: ~30.48



0 230 460
Feet

Attachment 1

Zoning Map

Legend

-  City Limits
-  Centerlines
-  Parcels

City Zoning Districts

Code

-  R-40
-  R-20
-  GB

Jurisdiction

-  Indian Trail

Union County Zoning

-  RA-20

Existing: R-40
(Residential- Low Density)

Owner: Phyllis
Funderburk Trust

Acres: ~30.48



0 230 460
 Feet

Attachment 2

SECREST LANDING RENDERING



Attachment 3

IN ANY AREA THAT IS LOCATED OUTSIDE A DESIGNATED FLOODPLAIN BUT WHERE A STREAM IS LOCATED, NO BUILDING OR FILL MAY BE LOCATED WITHIN A DISTANCE OF THE STREAM BANK EQUAL TO FIVE TIMES THE WIDTH OF THE STREAM AT THE TOP OF THE BANK OR 35 FEET ON EACH SIDE, WHICHEVER IS GREATER.

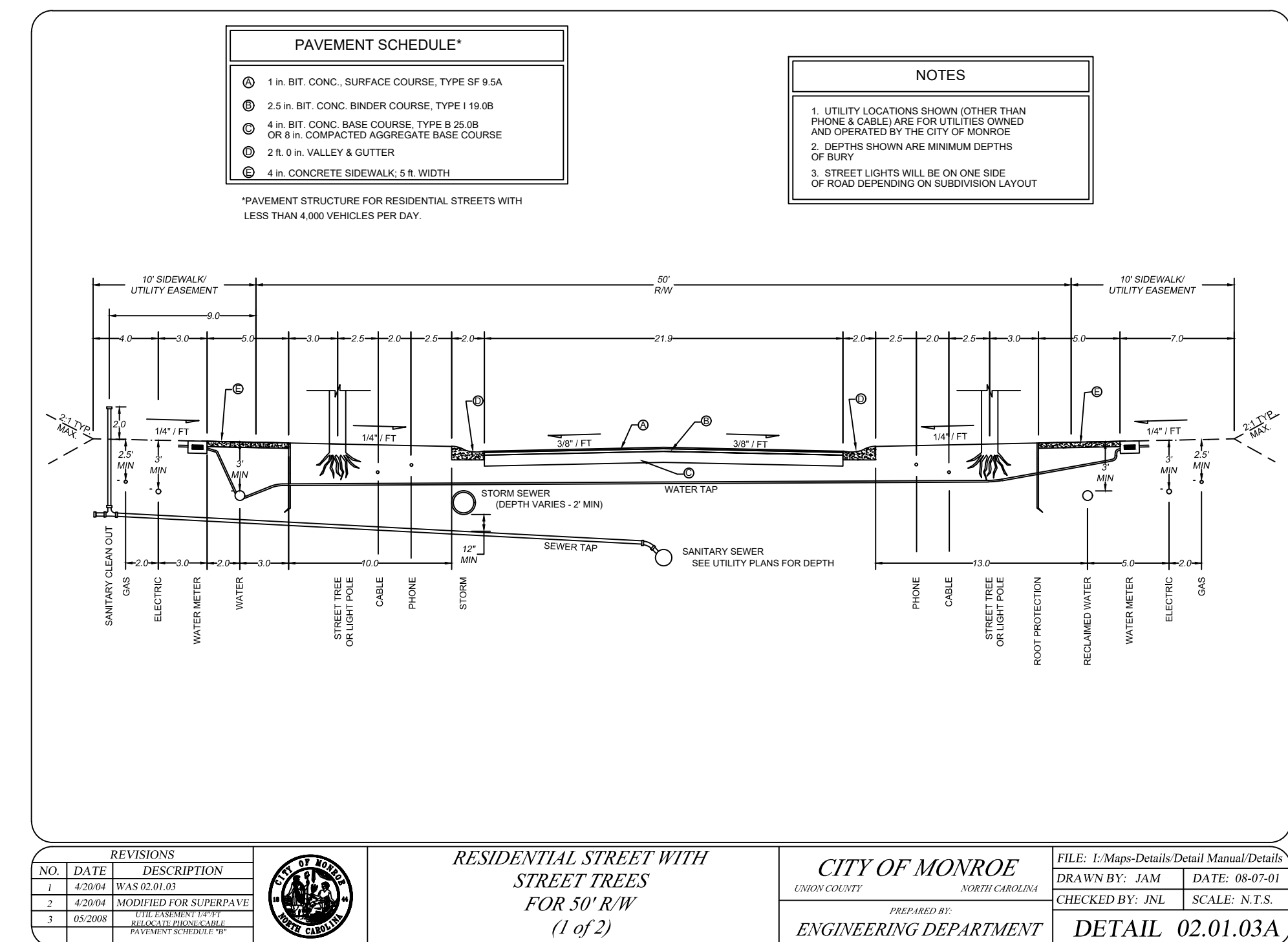
(A) SETBACK REQUIREMENT

A PERENNIAL OR INTERMITTENT SURFACE WATER SHALL BE DEEMED PRESENT IF THE FEATURE IS SHOWN ON EITHER THE MOST RECENT VERSION OF THE SOIL SURVEY MAP PREPARED BY THE NATURAL RESOURCES CONSERVATION SERVICE OF THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) OR THE MOST RECENT COMPLETE VERSION OF THE 1:24,000 SCALE (7.5 MINUTE) QUADRANGLE TOPOGRAPHIC MAPS PREPARED BY THE UNITED STATES GEOLOGIC SURVEY (USGS). AN EXCEPTION TO THIS REQUIREMENT MAY BE ALLOWED WHEN SURFACE WATERS ARE NOT PRESENT IN ACCORDANCE WITH THE PROVISIONS OF 15A NCAC 2B .0233 (3)(A) OR SIMILAR SITE-SPECIFIC DETERMINATION MADE USING DIVISION-APPROVED METHODOLOGY.

- SITE DEVELOPMENT NOTES**

- ATTACHED SINGLE FAMILY HOMES (TOWNHOMES):**

- Attachment 3



NO.	DATE	BY	ISSUE
1.	11/20/19	JLR	ADDRESS CITY PLANNING STAFF REVIEW COMMENTS
2.	02/19/19	JLR	ADDRESS CITY PLANNING STAFF REVIEW COMMENTS

SECRET LANDING
MONROE, NC

MI HOMES
5350 77 CENTER DR., SUITE 100
CHARLOTTE, NC 28217

CONDITIONAL DISTRICT
"SECRET LANDING"

DESIGNED BY KEL	DRAWN BY KEL	CHECKED BY JHR
Scale AS SHOWN	DATE 2/14/20	JOB NUMBER 6870

**PRELIMINARY
NOT FOR
CONSTRUCTION**

RZ-2



Front Elevation

Character Elevation 2

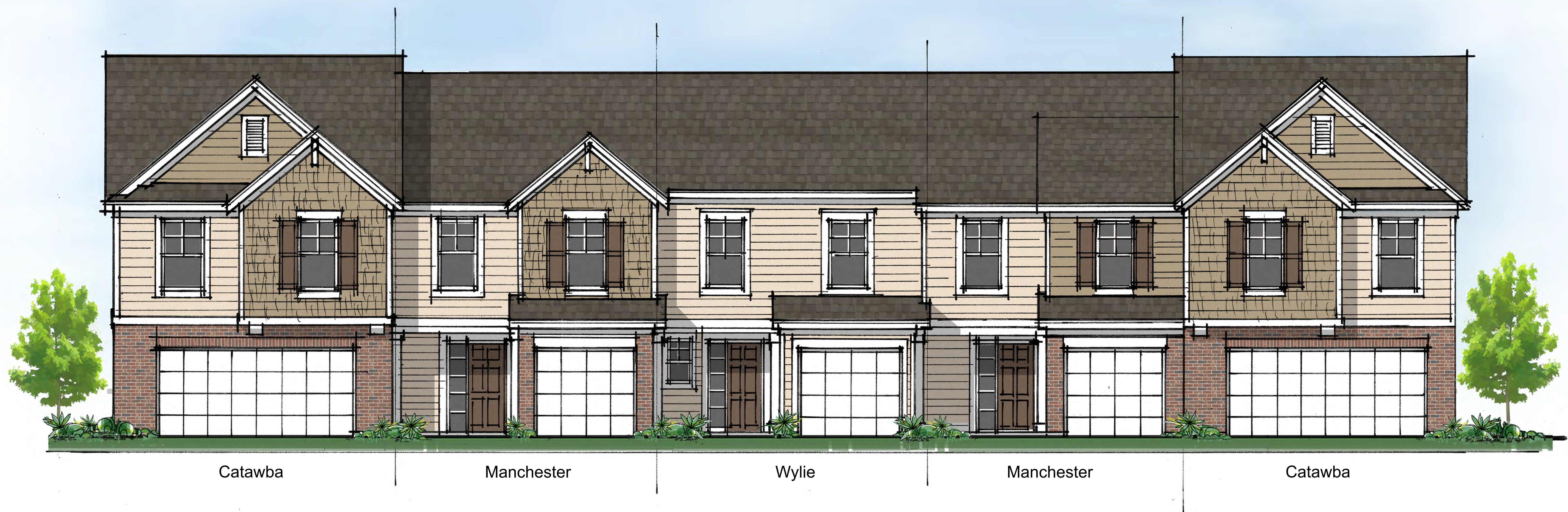
Smart Series



Front Elevation

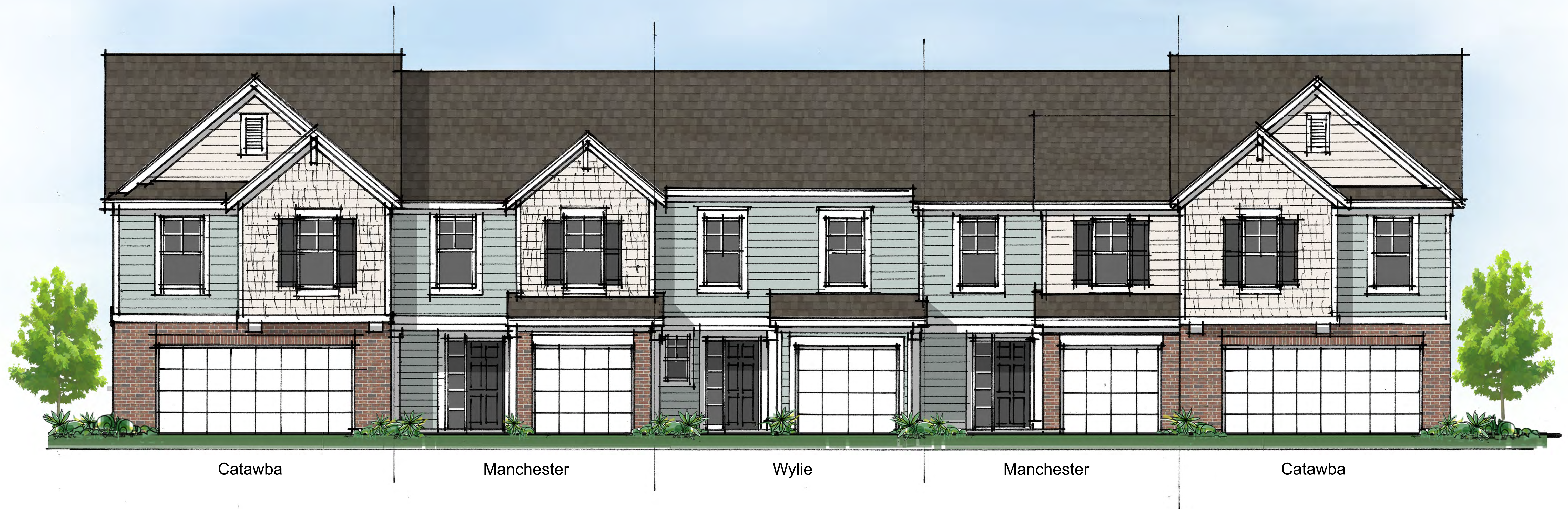
Character Elevation 3

Smart Series



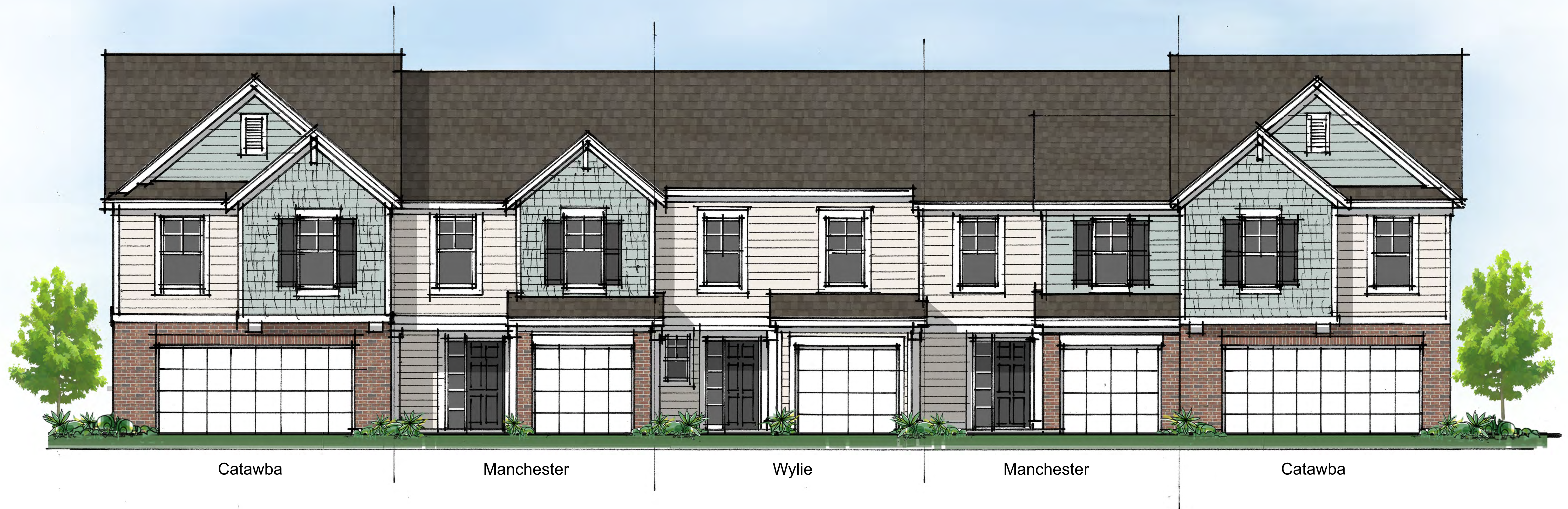
Front Elevation

Character Elevation Smart Series



Front Elevation

Character Elevation Smart Series



Front Elevation

Character Elevation

Smart Series

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SECREST LANDING”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “*SECREST LANDING*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as a Regional Mixed-Use Center. These centers support high density residential. The proposed development is consistent because it is a higher density multi-family residential project, at 5.64 units per acre, in the Regional Mixed-Use Center. The proposed development is reasonable and in the public interest because it will add a mix of housing types in the Mixed-Use Centers.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 07-027-007 and 07-027-007A.

Adopted this 4th day of March, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SECREST LANDING”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “*SECREST LANDING*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as a Regional Mixed-Use Center. These centers support high density residential. The proposed development is consistent because it is a higher density multi-family residential project, at 5.64 units per acre, in the Regional Mixed-Use Center. However, the proposed development is not a reasonable use and in the public interest because the proposal does not have a commercial component which is typically included in these nodes in order to benefit the surrounding community as well as to attract people beyond Monroe to the area. Based on the lack of commercial for the proposed project, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 07-027-007 and 07-027-007A.

Adopted this 4th day of March, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-XX

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located along Secrest Short Cut Road further identified with parcel ID numbers 07-027-007 and 07-027-007A from R-40 (Residential-Low Density) to Conditional District (CD) “Secrest Landing”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 7th day of April, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-XX**

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Secrest Landing”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 7th day of April, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



Neighborhood Meeting Minutes

To: Ms. Keri Mendler (City of Monroe Planning Department)
From: Eagle Engineering, Inc.
CC: File/6870
Date & Time: September 11, 2019 - 6:00 pm – 7:30 pm
Location: Carillon Assisted Living, Monroe
Re: Seacrest Landing

Summary:

Attendees from the Development Team included Mr. John Ross (Eagle Engineering, Inc.), Mr. Kirchner (Eagle Engineering, Inc.), Mr. Marty Davis (MI Homes) and Mr. Chad Lloyd (MI Homes). Additionally, Keri Mendler (City of Monroe Planning) was in attendance. The meeting was recorded for accuracy in developing notes summarizing the conversation.

1. Mr. Ross introduced the Development Team and provided a general description of the site location and planned development of the project. Mr. Ross outlined the zoning process within the City of Monroe and the steps that the project will take including technical review, public information meeting, Planning Board, public hearing and City Council decision. The purpose of this meeting was to provide attendees an overview of the project and to receive comments from the public.
2. Mr. Ross noted the project will likely be heard at the October 2 Planning Board meeting and the November 5 City Council meeting for a public hearing and decision. Notification for the City Council meeting date will be provided by the City.

Discussion Points from the Public Information Meeting regarding the Seacrest Landing Rezoning

Petition:

3. **Has a site contractor and building contractor been selected for the project?** *A site contractor has not yet been selected. MI Homes will be the building contractor.*
4. **How will the drainage from the site be handled?** *The site currently drains to a natural channel in the center of the site and through an existing culvert under Seacrest Shortcut Road. An existing pond from the adjacent upstream parcel currently discharges through the site. The developed site will detain stormwater from the new impervious areas created by the development in stormwater management facilities at the front of the site. The system will be designed to City and State standards for permitting. Larger pond will likely be a wet pond, smaller pond may be a dry facility.*

5. **How will roads and schools handle growth from all the sites in the area that are being proposed?** *When projects are submitted to the City for approval, they are circulated through the school facilities group for their use in planning necessary improvements. The City of Monroe and NCDOT assess the traffic impact and what is necessary to mitigate for the proposed development.*
6. **How will residents access the property?** *The development will have a network of streets constructed and dedicated as public streets maintained by the City of Monroe. The site will have two entrances to the property. Both entrances are from Secrest Shortcut.*
7. **Concern over the flow of traffic on Secrest Shortcut Road?** *City Engineering and NCDOT have reviewed the site and required the developer to construct two left turn lanes into the property. These lanes will allow the flow of traffic on Secrest Shortcut to pass cars that may be staged to enter the site.*
8. **What is the zoning of the site now?** *The site is currently zoned R-40 residential use. It is proposed to be rezoned to a Conditional District for the proposed development. The Conditions proposed by the development team are outlined on the RZ-2 plan.*
9. **Will Secrest Shortcut remain as a two lane road?** *Yes. Secrest Shortcut will remain as a two lane road with the widening occurring for the left turn lanes and required by the City.*
10. **How many townhouses are proposed?** *There are 172 townhomes proposed on the 30 plus acres.*
11. **Are there other amenities planned for the site?** *Amenities planned for the site include a walking trail with benches and enhanced landscaping. The trail network will incorporate the water quality feature into the amenity area.*
12. **Currently have an issue with kids entering a pasture and disturbing livestock?** *Proposed development will create more visibility and presence in the area of concern.*
13. **What is timing of project?** *With the zoning and permitting process, construction of the site would likely begin late summer of 2020 and homes in the summer of 2021.*
14. **Do the houses have a yard?** *The homes are attached single family units. Interior units have a front and rear yard, end units have an additional side yard.*
15. **What is the size of the units?** *Interior units are 21 feet wide and end units are 22 feet wide. They are approximately 65 feet deep with a garage recessed into the footprint. All units are two story units. They will be priced in the low to mid \$200s with an anticipated average size of approximately 1600 sf.*
16. **Are the units sold as condos?** *No. The units are single family homes sold with fee simple title. There will be an HOA to oversee and protect the community.*
17. **Will school buses go in to the site?** *Yes, streets will be designed for school buses and fire trucks to circulate.*

Attendees at the meeting were encouraged to sign the Attendance Sheet. A copy of the attendance list is attached. Contact information/business cards were provided for any to take.

NEIGHBORHOOD MEETING

SEACREST LANDING CONDITIONAL DISTRICT
MI Homes of Charlotte LLC
Parcels 07027007 and 07027007A

DATE: Wednesday, September 11, 2019
LOCATION: Carillon Assisted Living
TIME: 6:00pm - 7:30pm

Thank you for attending the community meeting for the MI Homes site. We encourage you to provide comments and opinions on this project so that we may consider them in our planning process.

The MI Homes application is to rezone an 30.7-acre parcel located along Secrest Shortcut Road in Monroe, NC.

	NAME	ADDRESS	E-MAIL	PHONE
1	John Ross	2013A Van Buren Avenue Indian Trail, NC	jross@eagleonline.net	704-882-4222
2	Matthew Kirchner	2013A Van Buren Avenue Indian Trail, NC	mkirchner@eagleonline.net	704-882-4222
3	Marty Davis	MI Homes of Charlotte 5350 77 Center Drive Charlotte, NC 28217	mdavis@mihomes.com	704-597-4571
4	Keri Mendler	City of Monroe, Planning Dept 300 W. Crowell Street, Monroe NC 28112	kmendler@monroenc.org	704-282-5797
5	Chad Lloyd	3242 TATUNG RD MATTHEWS NC 28105	clloyd@mihomes.com	828-450-5019
6	Marty Davis	Monroe NC 28110		
7	Larry Helms	5333 Secrest Shortcut Monroe NC 28110		
8	Larry + Virginia	5107 Myers Rd Monroe NC 28110		
9	Rebecca Helms	5205 Secrest Shortcut Monroe NC 28110		
10	Cynthia Hines	5327 Secrest Shortcut Rd Monroe NC		
11	Sean Hooks Hope Hooks	5327 Secrest Shortcut Rd Monroe NC		
12	Frankie Helms Sandy Helms	5327 Secrest Shortcut Rd Monroe NC		
13	Shannon & Keith Helms	5320 Secrest Shortcut Rd Monroe NC		
14				
15				
16				
17				
18				
19				

Attachment 9



STAFF REPORT

TO: Planning Board Members

DATE: March 4, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for property located at 1749 Williams Road (Tax Parcel: 09-261-005G)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment request by James Helms (current tenant) for the property located at 1749 Williams Road from General Industrial (GI) to Conditional District (CD) “EC Customs.”

REVIEW

The applicant is requesting a zoning map and text amendment from General Industrial (GI) to Conditional District (CD) “EC Customs” in order to allow retail sales on this site. The applicant would also like to retain all uses allowed within the General Industrial (GI) zoning district for the property located at 1749 Williams Road. The property currently has a 9,600 square foot building and a paved parking area in front of the building.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Century Fire Protection	General Industrial
East	Union Baptist Association	CD “Union Baptist Association”
South	Vacant	General Industrial
West	Automotive Repair/Distribution	CD “1717 Williams Road”

REQUIREMENTS

Density & Dimensional Standards

The applicant is proposing no changes to the current 10 foot setbacks.

Parking

The property has an existing paved parking area in front of the building.

Landscaping

There is currently no landscaping on site and the applicant is not proposing any additional landscaping.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates that this property is located in the Manufacturing, Logistics and Aerospace/Industrial area. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Clusters of uses that support or serve similar industrial uses typically locate nearby.

The proposed used is consistent with the Land Development Plan. Staff is of the opinion that the proposed use is reasonable and in the public interest.

PUBLIC NOTIFICATION

1. A rezoning notification sign will be posted 10 days prior to the public hearing.
2. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of the rezoning from General Industrial to CD “EC Customs.”

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motions:

1. *Motion to recommend denial of the zoning map amendment*

Attachments:
Ortho Map

Zoning Map
Site Plan
Approval Resolution
Denial Resolution
Ordinance 156.106
Ordinance 156.98

Prepared: 2-24-20 KM

Ortho Map

Legend

- Centerlines
- Parcels

Existing: GI
(General Industrial)

Owner: Donald and Jean Moore

Acres: 3.13



0 130 260
Feet



Zoning Map

Legend

Centerlines

Parcels

Zoning Districts

Code

R-20

R-MF

G-I

GB

CD

Existing: GI
(General Industrial)

Owner: Donald and
Jean Moore

Acres: 3.13



0 130 260
Feet

I, MICHAEL BRON HYATT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTIONS AS REFERENCED TO HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS TAKEN FROM INFORMATION REFERENCED TO HEREON; THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GNSS SURVEY:
CLASS A SURVEY
0.10" OR BETTER POSITIONAL ACCURACY
RTK FIELD PROCEDURES
DATE(S) OF SURVEY = 1-16-20
NAD 83 DATUM 2011 (EPOCH 2010)
FIXED CONTROL = NONE
CSFU = 0.99985684
UNITS ARE US SURVEY FEET
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 (f) (1) c.1.
G.S. 47-30 (f) (1) c.1
I, MICHAEL BRON HYATT, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 17th DAY OF JANUARY, 2020, A.D.

THIS IS A PRELIMINARY PLAT; THIS PLAT IS FOR REVIEW PURPOSES ONLY AND NOT FOR RECORDATION, CONVEYANCES OR SALES.

SPECIAL NOTES

- 1) RETAIL SALES ARE AN APPROVED USE ON THIS PROPERTY.
- 2) PETITIONER AND OR PROPERTY OWNER AGREES TO ALL CONDITIONS LISTED ON THIS SITE PLAN.

PETITIONER	DATE
OWNER	DATE

NELDA JEAN W. DAVIS INC.
DB 3864 PG 351
PID 09261005K

EXISTING PARCEL
3.127 ACRES
(TOTAL AREA WITHIN PROPERTY LINES)
BEING ALL OF DB 1654 PG 511
(LOT 5 OF PC G FILE 623)
& PID 09261005G

MONUMENTATION DESCRIPTIONS

- 1) #5 RF 0.15' BELOW GROUND SURFACE
- 2) #4 RF 0.05' BELOW GROUND SURFACE BY A 1/2" IRF WITH SQUARE PLATE ON TOP (LEANING) FLUSH WITH GROUND SURFACE
- 3) #4 RF 0.1' BELOW GROUND SURFACE
- 4) #4 RF 0.15' BELOW GROUND SURFACE BY A 1/2" IRF WITH SQUARE PLATE ON TOP 0.15' BELOW GROUND SURFACE
- 5) MNS FLUSH WITH ASPHALT SURFACE NEAR THE EDGE OF PAVEMENT OF AN ASPHALT PARKING LOT
- 6) MNS FLUSH WITH ASPHALT SURFACE CL OF AN ASPHALT DRIVE

NOTES

- 1 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 2 EASEMENTS AND RIGHT-OF-WAYS NOT SURVEYED, UNLESS NOTED OTHERWISE.
- 3 UNDERGROUND UTILITIES, TANKS, AND OR LINES NOT SURVEYED UNLESS NOTED OTHERWISE.
- 4 AREA COMPUTED BY COORDINATE METHOD.
- 5 MONUMENTATION IS MEASURED TO THE OUTSIDE DIAMETER.
- 6 THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND R/W'S WHETHER EXPRESSED OR IMPLIED.
THIS SURVEY MAY ALSO BE SUBJECT TO FACTS DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
- 7 ADJOINER INFORMATION IS THE BEST THAT COULD BE REASONABLY OBTAINED AT THIS TIME.
- 8 ALL DISTANCES AND COORDINATES AS SHOWN HEREON ARE UNITED STATES SURVEY FEET.
- 9 THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA FIRMS 3710543500J & 3710542500J (EFFECTIVE DATE 08-19-2008).

LEGEND / NOMENCLATURE

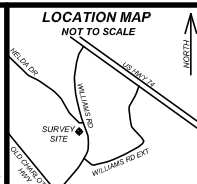
CL = CENTERLINE	NSCL = NAIL SET IN CL
RAW = RIGHT-OF-WAY	NFCL = NAIL FOUND IN CL
SR = STATE ROAD	MNF = MAGNAIL FOUND
IRS = IRON ROD SET	MNS = MAGNAIL SET
IRF = IRON ROD FOUND	OUL = OVERHEAD UTILITY LINE
IRP = IRON PIPE FOUND	RS = REBAR SET
IRPS = IRON PIPE SET	RF = REBAR FOUND
DB = DEED BOOK	PIN = PARCEL IDENTIFICATION NUMBER
PB = PLAT BOOK	NAD 83 = NORTH AMERICAN DATUM 1983
PC = PLAT CABINET	SPC = STATE PLANE COORDINATES
PH = PLAT HANGER	GNSS = GLOBAL NAVIGATION SATELLITE SYSTEM
NTS = NOT TO SCALE	CSFU = COMBINED SCALE FACTOR USED
PG = PAGE	NCGS = NORTH CAROLINA GEODETIC SURVEY
	NCRTKN = NORTH CAROLINA REAL TIME KINEMATIC NETWORK

—————	= SURVEYED PROPERTY LINE
—————	= PROPERTY LINE (NOT SURVEYED)
.....	= OUL = OVERHEAD UTILITY LINE
- - - - -	= CALCULATED DEED LINE (APPROXIMATE LOCATION)
-----	= TIE & DEED LINE
-----	= TIE LINE
-----	= ROAD RIGHT OF WAY LINE

⌘ = UTILITY POLE
○ = CALCULATED POINT (NO MONUMENTATION)

LOCATION MAP

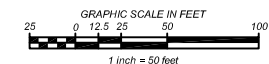
NOT TO SCALE



REVISIONS

HYATT LAND SURVEYING, PLLC

MICHAEL BRON HYATT, NCPLS L-4490
FIRM P-0676
1521 TUCKER ROAD
PEACHLAND, NC 28133
704 272-9299



JOB NUMBER: 20004

DRAWN BY: JAMIE WEBB

L1 THRU L4 ARE PROPERTY LINES ALONG OR NEAR THE WESTERN MARGIN OF THE R/W OF WILLIAMS RD

LINE	BEARING	DISTANCE
L1	S 06°19'08"W	88.62'
L2	S 11°35'52"W	97.60'
L3	S 16°14'44"W	98.61'
L4	S 19°02'13"W	98.78'

1
HAVING NAD83 (2011)
(EPOCH 2010) SPC
N=461345.1265
E=1530307.7682
THE NCRTKN WAS USED TO DERIVED THE SPC AS SHOWN HEREON AND WILL MEET THE REQUIREMENTS OF REPORTING THE POSITIONAL INFORMATION OF THE PUBLISHED CONTROL AS REQUIRED IN 21 NCAC 58.1602 (G) AND .1607 (b)(6) & (e).

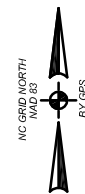
PROPERTY ADDRESS
1749 WILLIAMS RD
MONROE, NC 28110

CURRENT OWNERS OF RECORD
DONALD L. & JEAN T. MOORE
2118 GRIFFITH RD
MONROE, NC 28112

EXISTING PARCEL BOUNDARY & LOCATION SURVEY FOR

ETSI, INC.

IN THE TOWN OF MONROE
MONROE TOWNSHIP, UNION COUNTY, NC
JANUARY 17th, 2020
SCALE 1 INCH = 50 FEET



**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “EC CUSTOMS”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “EC CUSTOMS” further described below property is consistent with the adopted Land Development Plan because commercial is listed as a priority use and retail sales would fall under that classification. The proposed development is a reasonable use and in the public interest because the proposed use is less intense than the surrounding uses and will not disrupt the area.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-261-005G.

Adopted this 4th day of March, 2020

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “EC CUSTOMS”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “EC CUSTOMS” further described below property is consistent with the adopted Land Development Plan because commercial is listed as a priority use and retail sales would fall under that classification. However, the proposed development is not a reasonable use and is not in the public interest because the proposed use lacks the same level of intensity that the surrounding land uses have, which makes it incompatible with the immediate area. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends the adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-261-005G.

Adopted this 4th day of March, 2020

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-xx

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the property located at 1749 Williams Road (Tax Parcel 09-261-005G) from General Industrial (GI) to Conditional District (CD) “EC Customs”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 7th day of April, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-xx

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “EC Customs”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 7th day of April, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk